



## Fennell Way, Stamford

Positioned in the sought after market town of Stamford is this Modern two bedroom end of terrace property in popular location. Ideal property for first time buyers



### FEATURES

- 40% Shared Ownership
- Spacious Two Bedroom End Terrace
- Ideal Purchase For First Time Buyers
- Fantastic Location
- Off Road Parking
- Close To Amenities
- Convenient Road Links

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## ACCOMMODATION

Offering spacious accommodation briefly comprising: Entrance hall, downstairs cloakroom with space for tumble dryer, fitted kitchen, appliances not integrated but could be included under separate negotiation. There is space to accommodate a small table or breakfast bar. The lounge/dining room sits to the rear of the property with a glass panel door into the garden, this creates a lighter living space. In the hallway is a large under-stairs cupboard.

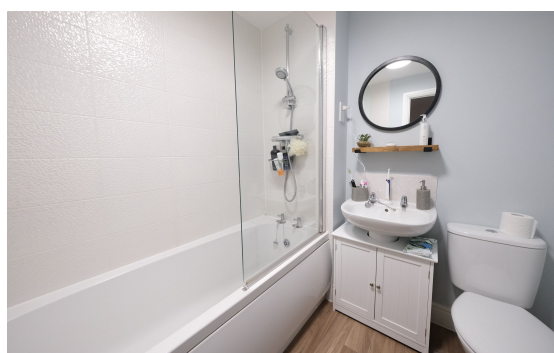
To the first floor is two very generous double bedrooms and the family bathroom.

To book a viewing call our area experts

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## EXTERNAL

Outside there is a driveway with off road parking for 1 car and visitors spot, and gated side access to the rear garden which is lawned with a patio area.

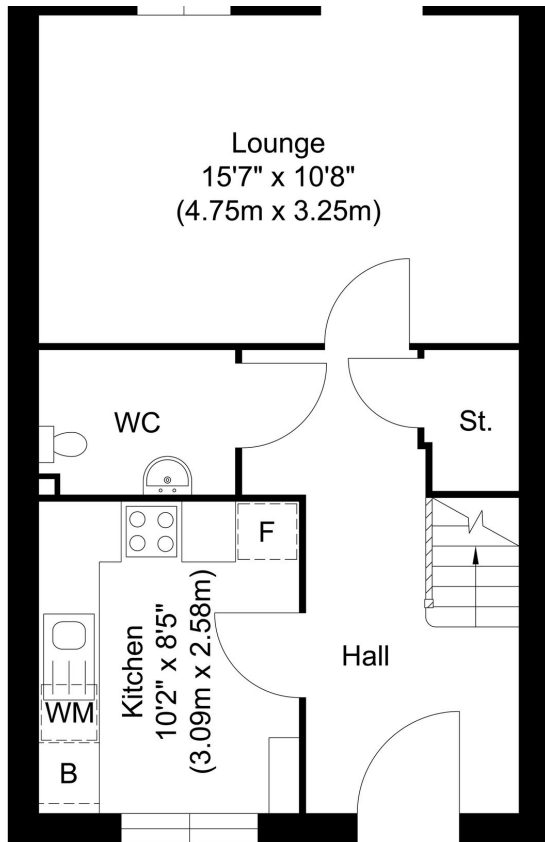
Stamford is a charming town with a fantastic choice of shopping, cafes, pubs and restaurants and leisure facilities, plus a rather range of amenities to include a theatre and cinema, sporting facilities with tennis, football, cricket clubs, gyms, golf courses and a swimming pool. The choice of schools is excellent, also close by are Oakham, Uppingham and Oundle. Stamford offers excellent transport links, with the mainline station offering services to London, via Peterborough



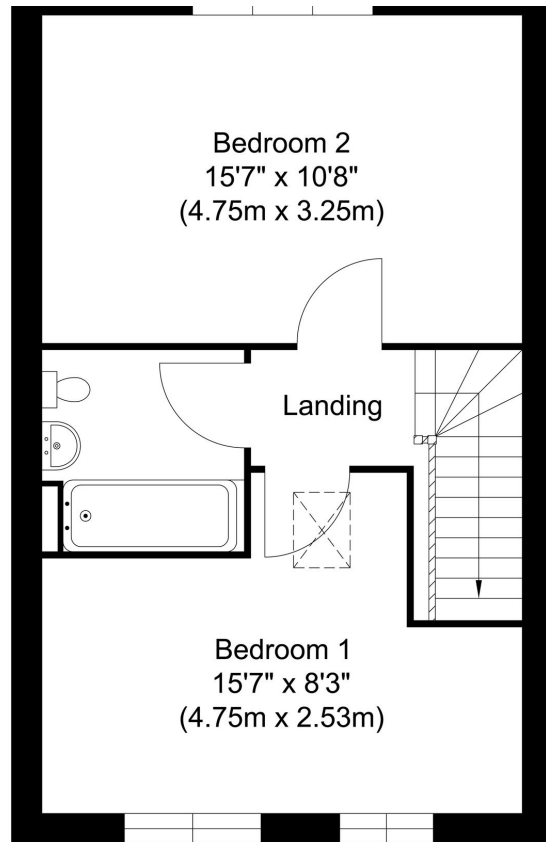
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Ground Floor  
Approximate Floor Area  
403.96 sq. ft



First Floor  
Approximate Floor Area  
403.96 sq. ft

## EPC RATING

Very energy efficient – lower running costs	Current	Potential
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		

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